

COUNTY COUNCIL
OF
HARFORD COUNTY, MARYLAND

Bill No. 09-18

Introduced by: Council President Boniface at the request of the County Executive

Legislative Day No. 09-13 Date: May 5, 2009

AN ACT to amend the assessment basis and annual assessment for The Village of Scot's Fancy – Starmount Lane Road Acceptance Project due to the inclusion of two additional properties; to describe the improvements to be performed; and to identify the properties to be benefited.

By the Council, May 5, 2009

Introduced, read first time, ordered posted and public hearing scheduled

on: June 2, 2009

at: 6:30 P.M

By order: Barbara J. O'Connor, Council Administrator

PUBLIC HEARING

Having been posted and notice of time and place of hearing and title of Bill having been published according to the Charter, a public hearing was held on June 2, 2009, and concluded on June 2, 2009.

Barbara J. O'Connor Council Administrator

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW. [BRACKETS] indicate matter Deleted from existing law. Underlining indicates Language added to bill by amendment. Language Lined through indicates matter stricken out of Bill By amendment.

1 WHEREAS, the majority of the property owners in The Village of Scot's Fancy community
2 in Bel Air petitioned the County for acceptance of the portion of Starmount Lane that extends from
3 the existing cul-de-sac signed "Limit of County maintenance" to the end of the road at a private cul-
4 de-sac intersecting Whispering Ridge excluding the area of the perpendicular parking, which is
5 currently a private road, into the County system and have agreed to pay an annual assessment to
6 reimburse the County for the cost of upgrading the road, the drainage system and the stormwater
7 management culvert to bring the existing facilities into compliance with County standards; and

8 WHEREAS, a public meeting on the petition was held on October 6, 2004; and

9 WHEREAS, a Community Association meeting was held on October 6, 2004 to discuss this
10 project; and

11 WHEREAS, the County Executive approved the project and recommended, pursuant to
12 Harford County law, that the improvements necessary to bring Starmount Lane into conformance
13 with County standards for public roads be constructed and that an assessment basis and annual
14 assessment be established for the properties directly affected by the petition; and

15 WHEREAS, the County Council, through Bill 05-10, established an assessment basis and
16 annual assessment rate of \$411.11 per year for 10 years on each property benefited by the project;
17 and

18 WHEREAS, while making the improvements to Starmount Lane, it was discovered that a 42"
19 stormwater management outfall pipe was partially crushed beneath Starmount Lane and would need
20 to be replaced, which would increase the estimated costs of the project; and

21 WHEREAS, the Village of Scot's Fancy community requested that the assessment period be
22 increased to 20 years from the original 10 years due to the additional costs and that one additional
23 property benefiting from the improvements be added; and

1 WHEREAS, the County Council, through Bill 07-19, amended the assessment basis and
2 annual assessment rate to \$412.09 per year for 20 years on each property benefited by the project and
3 added a property to the list of those properties benefiting from the improvements; and

4 WHEREAS, one of the parcels of land has now been subdivided into 4 lots, 3 of which front
5 the upgraded section of Starmount Lane, which increases the number of assessed properties from 91
6 parcels to 93 parcels and thereby lowers the estimated amount assessed to each property to \$389.78
7 per year for 20 years.

8 NOW, THEREFORE:

9 Section 1. Be It Enacted By The County Council of Harford County, Maryland, that the
10 improvements described herein be constructed and that the assessment basis and annual assessment
11 rate set forth in Bill 07-19 for the below-described 91 properties and 2 additional properties in
12 Harford County, Maryland, be, and it is hereby, amended, all as set out below:

13 Each affected property shall pay an equal share of the cost of the improvements required to
14 upgrade Starmount Lane to the standards set forth for public roads in the Harford County Road Code.

15 The required improvements to Starmount Lane shall include upgrading the road, the drainage system
16 and the stormwater management culvert and replacing a 42" stormwater management outfall pipe.

17 It is anticipated that the assessment shall be \$389.78 per year. This assessment shall be paid
18 on each property that is benefited by the project. The assessment shall be paid each year for a period
19 of 20 years, with the first payment of the special assessment due on or after the effective date of this
20 Act. Upon completion of the improvements, the total cost of the improvements, divided by the
21 number of benefited properties, shall be certified by the Director of Public Works. In the event that
22 the cost per benefited property exceeds the maximum assessment specified herein, the Director of
23 Public Works shall request that the Council hold a public hearing and shall request that the Treasurer
24 send notices of the public hearing. The Treasurer shall send notices of the assessment after final

1 calculation of the assessment amount or, if necessary, after approval of the revised assessment is
2 obtained. The invoice for the annual assessment is due and payable within 30 days. Delinquent
3 assessments will constitute a lien against the property and will be treated in the same manner as
4 property tax liens.

5 The properties benefited by this project include the following 93 parcels of land:

6	(1)	900 Whispering Ridge Lane	03-276821
7	(2)	901 Whispering Ridge Lane	03-276813
8	(3)	902 Whispering Ridge Lane	03-276848
9	(4)	903 Whispering Ridge Lane	03-276805
10	(5)	904 Whispering Ridge Lane	03-276856
11	(6)	905 Whispering Ridge Lane	03-276791
12	(7)	906 Whispering Ridge Lane	03-276864
13	(8)	907 Whispering Ridge Lane	03-276783
14	(9)	909 Whispering Ridge Lane	03-276775
15	(10)	911 Whispering Ridge Lane	03-276767
16	(11)	913 Whispering Ridge Lane	03-276759
17	(12)	915 Whispering Ridge Lane	03-276740
18	(13)	916 Whispering Ridge Lane	03-276872
19	(14)	917 Whispering Ridge Lane	03-276732
20	(15)	918 Whispering Ridge Lane	03-276880
21	(16)	919 Whispering Ridge Lane	03-276724
22	(17)	920 Whispering Ridge Lane	03-276899
23	(18)	921 Whispering Ridge Lane	03-276716
24	(19)	922 Whispering Ridge Lane	03-276902

1	(20)	923 Whispering Ridge Lane	03-276708
2	(21)	924 Whispering Ridge Lane	03-276910
3	(22)	925 Whispering Ridge Lane	03-276694
4	(23)	926 Whispering Ridge Lane	03-276929
5	(24)	927 Whispering Ridge Lane	03-276686
6	(25)	928 Whispering Ridge Lane	03-276937
7	(26)	929 Whispering Ridge Lane	03-276678
8	(27)	930 Whispering Ridge Lane	03-276945
9	(28)	931 Whispering Ridge Lane	03-252639
10	(29)	932 Whispering Ridge Lane	03-252396
11	(30)	933 Whispering Ridge Lane	03-252620
12	(31)	934 Whispering Ridge Lane	03-252418
13	(32)	935 Whispering Ridge Lane	03-252612
14	(33)	936 Whispering Ridge Lane	03-252426
15	(34)	937 Whispering Ridge Lane	03-252604
16	(35)	938 Whispering Ridge Lane	03-252434
17	(36)	939 Whispering Ridge Lane	03-252590
18	(37)	940 Whispering Ridge Lane	03-252442
19	(38)	941 Whispering Ridge Lane	03-252582
20	(39)	942 Whispering Ridge Lane	03-252450
21	(40)	943 Whispering Ridge Lane	03-252574
22	(41)	944 Whispering Ridge Lane	03-252469
23	(42)	945 Whispering Ridge Lane	03-252566
24	(43)	946 Whispering Ridge Lane	03-252477

1	(44)	947 Whispering Ridge Lane	03-252558
2	(45)	949 Whispering Ridge Lane	03-252531
3	(46)	951 Whispering Ridge Lane	03-252523
4	(47)	953 Whispering Ridge Lane	03-252515
5	(48)	954 Whispering Ridge Lane	03-252485
6	(49)	956 Whispering Ridge Lane	03-252493
7	(50)	958 Whispering Ridge Lane	03-252507
8	(51)	1236 Chateau Green Court	03-252337
9	(52)	1237 Chateau Green Court	03-252329
10	(53)	1238 Chateau Green Court	03-252345
11	(54)	1239 Chateau Green Court	03-252310
12	(55)	1240 Chateau Green Court	03-252353
13	(56)	1241 Chateau Green Court	03-252302
14	(57)	1242 Chateau Green Court	03-252361
15	(58)	900 Candlelight Court	03-178374
16	(59)	901 Candlelight Court	03-178382
17	(60)	902 Candlelight Court	03-178366
18	(61)	903 Candlelight Court	03-178390
19	(62)	904 Candlelight Court	03-178358
20	(63)	905 Candlelight Court	03-178404
21	(64)	906 Candlelight Court	03-178331
22	(65)	907 Candlelight Court	03-178412
23	(66)	908 Candlelight Court	03-178323
24	(67)	909 Candlelight Court	03-178420

1	(68)	910 Candlelight Court	03-178315
2	(69)	911 Candlelight Court	03-178439
3	(70)	912 Candlelight Court	03-178307
4	(71)	914 Candlelight Court	03-178293
5	(72)	915 Candlelight Court	03-178447
6	(73)	916 Candlelight Court	03-178285
7	(74)	917 Candlelight Court	03-178455
8	(75)	918 Candlelight Court	03-178277
9	(76)	919 Candlelight Court	03-178463
10	(77)	920 Candlelight Court	03-178269
11	(78)	921 Candlelight Court	03-178471
12	(79)	922 Candlelight Court	03-178250
13	(80)	923 Candlelight Court	03-178498
14	(81)	925 Candlelight Court	03-178501
15	(82)	927 Candlelight Court	03-178528
16	(83)	929 Candlelight Court	03-178536
17	(84)	931 Candlelight Court	03-178544
18	(85)	1230 Echo Court	03-178579
19	(86)	1231 Echo Court	03-178609
20	(87)	1232 Echo Court	03-178560
21	(88)	1233 Echo Court	03-178595
22	(89)	1234 Echo Court	03-178552
23	(90)	1235 Echo Court	03-178587
24	(91)	1219 Starmount Lane	03-386953

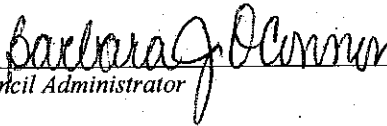
1 (92) 1221 Starmount Lane 03-386961

2 (93) 1223 Starmount Lane 03-386988

3 Section 2. And Be It Further Enacted that this Act shall take effect 60 calendar days from the date
4 it becomes law.

EFFECTIVE: August 10, 2009

*The Council Administrator does hereby certify that
fifteen (15) copies of this Bill are immediately available for
distribution to the public and the press.*



Council Administrator

HARFORD COUNTY BILL NO. 09-18

Brief Title Village of Scot's Fancy – Starmount Lane -Assessment

is herewith submitted to the County Council of Harford County for enrollment as being the text as finally passed.

CERTIFIED TRUE AND CORRECT

Barbara J. O'Connor
Council Administrator

Date June 2, 2009

ENROLLED

Bill Bonfante
Council President

Date June 2, 2009

BY THE COUNCIL

Read the third time.

Passed: LSD 09-19

Failed of Passage: _____

By Order

Barbara J. O'Connor
Council Administrator

Sealed with the County Seal and presented to the County Executive for approval this 3rd day of June, 2009 at 3:00 p.m.

Barbara J. O'Connor
Council Administrator



BY THE EXECUTIVE

David R. Craig
COUNTY EXECUTIVE

APPROVED: Date June 9, 2009

BY THE COUNCIL

This Bill No. 09-18 having been approved by the Executive and returned to the Council, becomes law on June 9, 2009.

EFFECTIVE DATE: August 10, 2009

Barbara J. O'Connor
Barbara J. O'Connor,
Council Administrator